



#E2020/84528
BSC File No: 26.2019.10.1
Contact: Rob van Iersel

Department of Planning, Industry and Environment
Grafton NSW 2460

26 October 2020

Dear Sir/Madam

Planning proposal for an amendment to Byron LEP 2014 to rezone certain land at Bayshore Drive, Byron Bay and apply an E4 Environmental Living Zone on the cleared parts of the site to enable 9 single dwelling lots and apply environmental zones to the vegetated areas.

Council at its Planning Meeting of 17 September 2020 received a report on the above mentioned planning proposal and resolved as follows:

1. *That Council prepare a planning proposal to rezone a section of land at North Beach Byron to E4 Environmental Living, and implement the agreed E2 and E3 environmental zones across the site (Attachment 1 E2020/67667), and forward the proposal to the Department of Planning, Industry and Environment for Gateway determination.*
2. *That the planning proposal be placed on public exhibition in accordance with the Gateway determination, and that Council receive a further report at the end of the exhibition period detailing submissions made.*
3. *That the current 7(f1) Coastal Land zoning remain in place for the part of the site located seaward of the contemporary 100 year hazard line, pending completion of the Coastal Management Program, at which time it can be reviewed.*

In accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*, Council submits the enclosed planning proposal for a Gateway determination. Given that the proposal is considered to be of local planning significance only, Council will be requesting delegation for the relevant plan making functions in this instance.

This planning proposal is not considered to be 'low impact' as outlined in a *guide to preparing local environmental plans*, and as such a 28 day public exhibition period is recommended.

To support this request the following is attached to the planning proposal:

- Plan set
- Coastal hazard assessment
- Flood assessment
- Bushfire assessment
- Ecological assessment
- Tweed Byron Local Aboriginal Land Council heritage report



TRADITIONAL HOME OF
THE BUNDJALUNG PEOPLE

ALL COMMUNICATIONS TO BE
ADDRESSED TO THE GENERAL MANAGER
PO Box 219 Mullumbimby NSW 2482 (70-90 Station Street)
E: council@byron.nsw.gov.au
P: 02 6626 7000 F: 02 6684 3018
www.byron.nsw.gov.au ABN: 14 472 131 473

Should you have any enquiries please contact me by phone (02) 6626 7054 or email rvaniersel@byron.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rob van Iersel', with a stylized, cursive script.

Rob van Iersel
Place Activation Coordinator